

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
AUGUST 4, 2015
FINAL

Mayor Arave called the meeting to order at 6:01 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford
Council Member Conrad Jacobson

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Police Lieutenant; Chief Jeff Bassett; South Davis Metro Fire Agency; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: JR Hood, Robert Drinkall, residents; Karl Hendrickson, counsel for South Davis Metro Fire; Dave Powers, South Davis Metro Fire Agency.

1. DISCUSSION OF PROPOSED RESOLUTION 2015-23R RELATED TO THE
CREATION OF A LOCAL DISTRICT AND SERVICE AREA FOR FIRE
PROTECTION AND EMERGENCY MEDICAL RESPONSE WITH CHIEF JEFF
BASSETT AND KARL HENDRICKSON, COUNSEL FOR SDMFD

Mayor Arave asked Karl Hendrickson to provide an overview and clarification on Resolution 2015-23R relating to the creation of a local district and service area for fire protection and emergency medical response.

Karl Hendrickson reported that this is a resolution to create a special local district with property taxing authority. Paragraphs one through three identify the general purposes of the district and the geographical area including Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and the unincorporated area of southern Davis County. The district would be funded through revenues from member assessments, a property tax levy, revenues generated by operations and other revenues as are authorized by law including impact fees. The first year property tax levy would be insufficient to pay the total operation cost and there would be an assessment due from the members. This assessment would be in accordance with a new interlocal agreement entered into by the cities and county in the service area. Mr. Hendrickson stated that this agreement would be completed soon for the City Council to review before the final decision on the resolution is made. The local district would be governed by a board of trustees composed of one elected official from each participating entity. The fire chief will serve as the chief executive administrative officer of the district. The participants, composed of the city

managers of each city and a county designee, will oversee budget, compensation and determine the needs of the district and then present these items to the board of trustees. Votes will not be weighted unless a vote is formally requested and will require a super majority vote.

Paragraphs four and five outline that a public hearing will be required for this resolution and will include an outline of the proposal, governance and the impact on an average residential household. Upon the completion of all of the above items and an agreement between all the affected cities, the final resolution would be adopted and the district would commence operation July 1, 2016.

Paragraph six describes that the current interlocal agreement would be terminated and all the functions, obligations, buildings and other assets would be transferred to the service area. Specifically the obligation to make the debt service payments on the existing bonds would be transferred to the service area, and the use of an assessment formula to use either a property tax levy or an assessment or both would be implemented to ensure how it will be paid in the future.

The existing interlocal agreement provided that Bountiful had a credit of \$3,100,000.00 against the ambulance service bonds. This new agreement would recognize that and carry it forward. The consensus of city managers at the time the arrangement was struck was that Bountiful would prepay its portion of the bonds. Ultimately the interpretation is that Bountiful would not receive free ambulance services, but if the surface area imposed a tax levy that was uniform, there would be an offset in the formula to take that credit into consideration.

Mayor Arave clarified that the process is just starting and asked how long it would take. Karl Hendrickson replied that a public hearing would be advertised and held in four weeks followed by a 60-day period for citizens to protest. The public hearing for North Salt Lake will be held September 15th.

Chief Bassett stated it is important to create this district that was originally intended to be created in 2010 and was never done. There are many capital projects which need to be completed including replacement of the Centerville station, repairs to the Mueller Park station, completion of the Foxboro station and the purchase of a new ladder truck. Currently obtaining funding or refinancing to a lower interest rate is impossible as the fire agency is not a taxing district.

Council Member Mumford asked for clarification on what each city's assessment would be. Barry Edwards replied that after review of the impact fee approach the City's portion would be 36%. When the surrounding cities grow North Salt Lake will pay less impact fees. He added that there is also a portion of the debt that was not allocated to anyone which the City owes a portion of.

Mayor Arave asked how much property taxes would be raised if the fire district is formed. Chief Bassett replied that per current projections it would be .000079%.

Mayor Arave commented that if the cities do not form the fire district that it will be difficult to find funds for the necessary projects and that it is easier for five cities to bond for the funds.

2. ACTION ITEMS

The action items list was reviewed. Completed items were removed from the list.

Council Member Porter commented that the signs on Wildrose Trail need to be replaced. Jon Rueckert replied that the signs have been ordered.

3. COUNCIL REPORTS

Council Member Jacobson reported that the Youth City Council's first Movie in the Park had approximately 100 people in attendance. There will be other movies August 7th and 14th. The YCC will also be assisting at the food pantry, with the Tour of Utah, and also had a service project cleaning up the I-15 off ramp. There will be a Senior Lunch Bunch activity on August 12th with a presentation by the Davis County Health Department.

Council Member Mumford reported that the Planning Commission is having issues with granting conditional use permits that may not be in the best interest of the City, including requests for electronic signs and single-family homes in the highway commercial area. Ken Leetham commented that City staff would like to amend the highway commercial zone and review other sections of the zoning code while there is a moratorium on the area. He added that there may be other areas in the code that need to be updated to fall in line with what is best for the City.

4. ADJOURN

Mayor Arave adjourned the meeting at 6:58 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
AUGUST 4, 2015
FINAL

Mayor Arave called the meeting to order at 7:05 p.m. Council Member Brian Horrocks offered the invocation and David Bouley, BSA Troop 220, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford
Council Member Conrad Jacobson

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Police Lieutenant; Chief Jeff Bassett; South Davis Metro Fire Agency; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: JR Hood, Robert Drinkall, Joe Bouley, residents; Chris Williams, Helene Van Natter, Davis School District; Kevin Prusse, Foxboro Elementary School; David Bouley, BSA Troop 220; Dave Powers, South Davis Metro Fire Agency.

1. CITIZEN COMMENT

Chris Williams, Davis School District, shared a bond proposal for the upcoming election. He stated that there are currently 59,000 students in the district and as the community continues to grow they will face many challenges including the need for new elementary, middle and high schools. They also need funding to improve infrastructure, additions, increase security and other systems. The proposed bond would be \$3 per year for five years per homeowner and can only be used for construction.

Helene Van Natter, Davis School District, reported that the challenge is that most schools are at capacity and that the school district has over 350 portable classrooms being utilized which are not efficient to use. Davis School District currently maintains over 10,000,000 square feet and are proposing a building bond of \$246,000,000.00 for new structures and \$52,000,000.00 for enhancements to current buildings.

Barry Edwards reported that the annual increase would be \$13.32 a year per resident.

Mayor Arave asked if charter schools would benefit from this bond. Helene Van Natter replied that charter schools are funded differently and would not benefit from the bond but that charter schools do help absorb some of district's growth.

2. CONSIDERATION OF RESOLUTION 2015-23R PROPOSING THE CREATION OF A LOCAL DISTRICT AND SERVICE AREA FOR THE PROVISION OF FIRE PROTECTION, EMERGENCY MEDICAL RESPONSE, PARAMEDIC, EMERGENCY RESPONSE SERVICES, AMBULANCE SERVICES AND RELATED SERVICES TO THE CITIES OF BOUNTIFUL, CENTERVILLE, NORTH SALT LAKE, WEST BOUNTIFUL, WOODS CROSS AND THE UNINCORPORATED AREA OF SOUTH DAVIS COUNTY AND THE TRANSFER OF THE RESPONSIBILITIES AND OPERATIONS OF THE EXISTING SOUTH DAVIS METERO FIRE AGENCY TO THE PROPOSED DISTRICT

Barry Edwards commented that this item was discussed in the work session meeting and that a few changes need to be made to the resolution. Staff finds it difficult to support this proposal, but in the long run it will provide better emergency services to the City's residents. The city managers will be involved in the budgetary process and keep costs in line.

Mayor Arave clarified that this is the start of the process to creating a fire district and that the next step will be a public hearing.

Council Member Horrocks moved to adopt Resolution 2015-23R proposing the creation of a local district and service area with the change of date for the North Salt Lake public hearing.. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

3. CONSIDERATION OF APPROVAL FOR AN ADDITIONAL \$65,000 FOR THE WOODBRIAR WATER LINE PROJECT

Paul Ottoson reported that the City Council approved the Woodbriar Way water line construction project in June 2015 for \$251,053.50. City staff recommends that the City Council approve the change order to add Mariwood Circle and Woodbriar Circle to the project at \$64,639.25 bringing the total contract cost to \$315,692.50. The approved budget amount for this project is \$357,100.00.

Council Member Horrocks commented that while the project will still be under budget that this seems like a newer subdivision and asked why this project needs to be done. Paul Ottoson replied that a secondary water line is being put in and that this street has been torn up multiple times already for the addition of other utilities.

Council Member Porter moved to approve the change order for \$64, 639.25 for the Woodbriar water line and street reconstruction project. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

4. CONSIDERATION OF APPROVAL FOR THE PURCHASE OF ONE NEW PUBLIC WORKS SMALL DUMP TRUCK-STREETS DEPARTMENT

Jon Rueckert reported that staff recommends the purchase of a 2016 Ford F-550 pickup truck which will be outfitted with a toolbox and dump bed. This vehicle will replace a 2002 Dodge pickup truck and will be purchased with funds from the General Fleet Fund.

Council Member Mumford asked about the status of the fleet fund. Janice Larsen replied that the cash balance is sufficient to purchase this vehicle and that staff is working on a ten-year vehicle replacement schedule which will be presented to the City Council soon.

Council Member Jacobson moved to approve the purchase of a 2016 Ford F-550 cab and chassis from the Young Automotive Group for the price of \$46,793.00 and to grant permission to surplus one 2002 Dodge streets department pickup truck. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

5. CONSIDERATION OF PROPOSED DEER HOLLOW PARK IMPROVEMENTS

Ken Leetham reported that process for the Deer Hollow Park proposal has taken some time but is pleased at the design. He stated that there will be a stream running through the park and that staff had recommended using low-cost, rustic recreational features to enhance the topography of the land. Trees, wood, rock, concrete pipe, rope and a zipline will be incorporated into the park design.

Council Member Jacobson commended the use of natural materials and asked how long they would last. Ken Leetham replied that the wooden structures should last for a significant amount of time and will need to be refinished and maintained. This park will cost approximately \$100,000.

Paul Ottoson reported that this park will have the recommended pea gravel under the playground to meet the new safe-fall requirements.

Barry Edwards commented that the new Foxboro area park is smaller and has fewer amenities than this park and will also cost \$100,000.

Council Member Jensen moved to approve the design plan for Deer Hollow Park. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

6. DEPARTMENT REPORT-FINANCE

This item was postponed to a future meeting.

7. DEPARTMENT REPORT-COMMUNITY DEVELOPMENT

This item was postponed to a future meeting.

8. APPROVE CITY COUNCIL MINUTES

The City Council minutes of June 2, June 5, June 16, June 30, July 16 and July 21, 2015 were reviewed and approved.

Council Member Horrocks moved to approve the City Council minutes from the above dates. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

9. CITY ATTORNEY'S REPORT

David Church reported that a notice of claim from Questar Gas had been received reserving their right to pursue a claim against the City relating to the Eaglepointe landslide. He commented that the attorney for Questar had indicated they do not anticipate filing a claim but would like to preserve their right to do so.

10. CITY MANAGER'S REPORT

Barry Edwards asked that City Council Members let staff know if they would like to attend the Utah League of Cities and Towns fall conference. He also thanked staff for finding flags to be displayed for the Tour of Utah.

The City Council also asked that staff research the South Davis Recovery Club, potential donation and similar types of organizations in the area. David Church clarified that donations made by the City must go through the proper processes and be made transparent to the public either through the budget and public hearing process or through concise paperwork. The statute says that contributions to the arts, such as the donation the City made to the Bountiful Davis Art Center, are deemed a public purpose and would be a different process than donations to other entities.

11. CITY COUNCIL REPORTS CONTINUED

Council Member Porter reported that the trail at the end of Gary Way needs repair as it has been washed out by the recent storms. Paul Ottoson replied that staff was aware of the drainage issues there and will put in a basin to collect water.

Council Member Horrocks asked about the area in the northwest corner of Tunnel Springs Park and stated that water is accumulating there and may need some type of drain.

Council Member Jensen reported on the upcoming NSL Live events including an organic food preparation presentation at Tunnel Springs Park on August 10th as part of the NSL Alive! and the

Polynesian Cultural Festival on August 28th and 29th. The Second Sunday Concert will be held at the Veterans Memorial Amphitheater August 9th at 6 p.m.

12. MAYOR'S REPORT

Mayor Arave reported that claims relating to the Eaglepointe landslide had been received from Ryan Stovall and Questar Gas. He also reported that Summerfest would be August 5th and would include a reception at the Bountiful Davis Art Center at 6 p.m.

13. ADJOURN INTO REDEVELOPMENT AGENCY MEETING

At 8:25 p.m. Council Member Jacobson moved to adjourn into the Redevelopment Agency meeting. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

14. ADJOURN

Mayor Arave adjourned the meeting at 8:28 p.m.



Mayor



Secretary